

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Prospect (DHR File No. 059-0025)

other names/site number Grey's Point Plantation, Roane-Eubank House

2. Location

street & number 2847 Grey's Point Road not for publication
city or town Topping vicinity
state Virginia code VA county Middlesex code 119 Zip 23169

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official Date

Virginia Department of Historic Resources

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

 entered in the National Register

 See continuation sheet.

 determined eligible for the

National Register

 See continuation sheet.

 determined not eligible for the National Register

 removed from the National Register

 other (explain): _____

Signature of Keeper

Date of Action

**U. S. Department of the Interior
National Park Service**

**Prospect
Middlesex County, VA**

5. Classification

Ownership of Property (Check as many boxes as apply)

☒ _X_ private
☐ ___ public-local
☐ ___ public-State
☐ ___ public-Federal

Category of Property (Check only one box)

X building(s)
 ___ district
 ___ site
 ___ structure
 ___ object

Number of Resources within Property

Contributing	Noncontributing	
<u>3</u>	<u>1</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>5</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register_0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Agricultural/Subsistence</u>	<u>Agricultural Outbuilding</u>
<u>Domestic</u>	<u>Secondary Structure</u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>

7. Description**Architectural Classification** (Enter categories from instructions)EARLY REPUBLIC: Federal

_____**Materials** (Enter categories from instructions)foundation Brick
roof Composition
walls WOOD: Weatherboard

other Glass
_____**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)**8. Statement of Significance****Applicable National Register Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)Agriculture
Architecture**Period of Significance** 1849-1914

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Significant Dates 1849

1861

1863

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

___ preliminary determination of individual listing (36 CFR 67) has been requested.

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey # _____

___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

X State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

___ Other

Name of repository: _____

10. Geographical Data

Acreage of Property 8

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18</u>	<u>372461</u>	<u>4162242</u>	2	_____
3	_____	_____	4	_____	_____

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

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Middlesex County, VA**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

11. Form Prepared Byname/title: Patricia R. Perkinson with Assistance from Mary C. TaylorOrganization: _____ date December 12, 2003street & number: P.O. Box 174 telephone 804/758-5954 & 757/396-6707city or town Topping state VA zip code 23169**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name Herbert R. Perkinson, Jr. Truststreet & number P.O. Box 174 telephone 804/758-5954city or town Topping state VA zip code 23169

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Continuation Sheet**

**Prospect
Middlesex County, VA**

Summary Description

Taking its name from its 19th century view of extensive open fields that overlooked the Rappahannock River, Locklies Creek and Meacham Creek, Prospect is situated back from State Route 3 in a mixed-use, still somewhat rural neighborhood. Once the center of a 700-plus acre plantation, the house now sits on an eight-plus acre plot amid a hayfield and lawn accented by boxwood, established trees and other plantings. The exact date of construction of the gable-roofed, three-story structure is uncertain, however it is believed to have been built by area artisans sometime between 1820 and 1850, perhaps in stages. The house is most notable for its symmetrical appearance. Two 38-foot chimneys abut each end of the five-bay, white weatherboard frame structure. Identical gable-roof porticos adorn both back and front facades. Green, louvered shutters frame the windows. Nearby are a 19th century carriage house and an early 1900's farm shed, both contributing resources. The original brick-lined well, still used for watering plants, is slightly southeast of the home. To the rear of the property is a non-contributing pole-shed set among a large stand of mature trees establishing an appropriate historic setting despite the adjacent county airfield.

Detailed Exterior Description

Prospect is approached by a 450-foot tree-lined lane that leads to State Route 3. Surrounding the property today are a county-owned airfield to the west, undeveloped forest and wetlands to the north, a motel and restaurant to the south, and a horse-farm to the northeast. Set among native locust, walnut, dogwood, pine and cedar trees as well as established boxwood and other plantings, the white weatherboard home rises above a 30-inch tall brick foundation. Stretchers complete the rows from the ground up (usually 7 rows that show above ground) topped by one row of vertical headers showing just beneath the juncture with the bottom clapboards. Occasionally header bricks are blended in but do not occur in entire rows.

The east façade that Prospect now presents to the public, was originally the rear of the home. When built, the home was oriented west toward a country road (Eubank Landing Road) leading to a ferry landing and an ordinary owned by the same family. The five bay east and west facades are practically identical in appearance, with each of the gable pedimented porticos flanked by a pair of wooden double-hung sash six-over-nine windows on the first floor level and five six-over-six windows across the second story. The green shutters on the east facade are original to the house. The original cypress shingles, now stored in a shed, were first covered with tin, then replaced successively with asphalt roofing, cedar shakes and in 2003 with architectural grade asphalt shingles.

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The north and south elevations each feature two brick chimneys. The two south chimneys have large, noticeably older looking bricks below the third floor level where the second step-back is, and more uniform, somewhat smaller bricks above that. The older ones vary from 8 1/2 to 9 inches in length and appear to be the same age as the foundation bricks. Showing much rougher surfaces and imperfections, these possibly were salvaged from an earlier structure whose foundation has been found on an adjacent parcel through an archaeological field inspection. Above the second floor level the bricks are smaller and more uniform and are quite similar to those from bottom to top in the two north chimneys. Laid in American bond, there is no uniformity to the occurrence of header rows, the southeast chimney for example having (from the ground level) 7 stretcher, 1 header, 17 stretcher, 1 header, 6 stretcher, 1 header, 4 stepped back stretchers, 1 stepped back header, and all above the second step-back are stretchers. Spacing on other chimneys is similarly random; one has 8 rows, another 19 rows of stretchers before there is a header. Three of the chimneys have two flues. The exception is the northeast chimney, which had three flues, the extra one serving the English basement fireplace.

A circa 1900 photograph shows a closet-like structure between the chimneys on the north side of the house, and another accessed by a door in the northeast room, now replaced by a window. A c.1920 photograph shows what appears to have been a stoop-like addition leading to the southeast room. These additions were removed prior to 1961. The present owners have fitted removable panels with white horizontal wood bars backed by wire to the crawl space openings beneath each first floor room and have added brick walkways on each facade.

Detailed Interior Description

Visible through two 2 and 1/2-foot ground-level openings on the east facade, is a brick-walled basement room measuring approximately 17-feet square. Accessed through one of these openings, the room now has a dirt floor approximately 5 and 1/2 feet below the bottom of the floor joists for the room above. Centered on the north wall is a 5-foot 2-inch wide area near the base of the chimney that consists of bricks of a more random pattern. Slightly to the left of this area there is an indentation in the bricks. When Prospect was built, brick steps led from the ground level to a basement door. It is thought that bricks from the floor were used to brick up the fireplace and that approximately 1 and 1/2 feet of soil was added to raise the ground level. In earlier times, meals were prepared in this room and sent to the dining room above via a dumb waiter to the left of the fireplace.¹

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From the eastern-railed portico, six-foot paneled double doors lead into a center hall with nine-foot ceilings running the length of the interior to the west door topped by a transom light and onto the other portico. In 1961 both entrances had Victorian-type doors, thought to have been installed in the late 19th century to admit more light. The present owners installed the more appropriate paneled doors, found in the attic, in the 1960s. This change did not alter the door openings. The hallway's most outstanding decorative feature is the round plaster medallion set into the ceiling. Wainscoting topped by a chair rail form the lower section of the wall that frames the staircase. Six feet above the floor and set into the plaster are four-inch grooved boards fitted with hooks. Wide panels at each end of the hall once held bars that secured the doors. The sole closet in the house fits beneath the stairs in the hall.

On the north and south sides of the first floor hall are two approximately 17-foot square rooms, each with a simple wooden mantle and brick fireplace. The northeast room above the basement now is used as a bedroom with a small enclosed area for a half-bath and washer-dryer. It is the only room at Prospect whose flooring is not contemporary with the home; prior to 1961 the current tongue and groove was applied diagonally over the original pine flooring. A poorly fitting side door, which once gave access to the former shed-like appendage between the two chimneys, was replaced in the 1960s with a window that matches other first floor side windows and trim.

Adjacent to this room on the west side of the house is the parlor, the ceiling of which has another medallion. A windowpane in this room bears the etched name of a Confederate soldier, C. A. Garrett, followed by the initials ANV (Army of Northern Virginia) and "Oct. 7th. 1864." This and other sashes contain some of the original puddled glass panes.

Across the hall, through double doors to the room on the southwest sits the present owners' dining room with wallpapered walls rising above original wainscoting and chair rails. It appears likely that the wide opening between this room and the adjoining room was cut through after the house was built as it lacked the molding that framed other doors. The present owners applied new molding, copied from original trim work throughout the house. This room on the southeast side is now the kitchen and has wainscoting, papered walls and double, paneled doors leading to the hall. From the kitchen, a side door leads down steps to a shaded terrace paved with oversized bricks from the ruins of another old Middlesex County home, Clifton, which was north of Saluda between Route 17 and the Dragon Run. Boxwood, dogwood and ground covers complete the plantings surrounding the terrace.

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Fifteen steps lead to the second floor, which has an eight-foot high ceiling. As in the first-floor hall, this hall also has a grooved panel running its length six feet above the floor. Bedrooms, two on each side, are entered through paneled doors, which have been stained mahogany and feathered. Each room is approximately 17 feet square and has its own fireplace and mantle, similar in design but somewhat narrower than those on the first floor. Each room has three windows, the one on the sides of the house are smaller with four-over-four lights. Between the two bedrooms on the south there is a door whose plain framing appears to indicate that the opening was cut through at a date later than the home's construction. The present owners added molding matching that on other interior doorframes. The northeast room, now used as a bathroom, retains its original configuration in terms of size and layout. In the adjacent room, on the northwest side of the house where a chimney has settled, the fireplace was repaired c. 1940 with modern bricks.

From the second floor hall, steps rise to a floored garret consisting of a small hallway, a pantry with rows of shelves, and two large plastered rooms. Each of the large rooms has one double-hung sash six-over-six window identical to those on the second floor and two low entry doors that lead to floored storage spaces beneath the eaves.

In the 1960s the present owners installed 200-amp modern electric service, insulation, and thermostatically controlled heating in the halls and all rooms of the first and second floors. The electronic baseboard-heating units are painted to match the surrounding woodwork to minimize their appearance. A 4- ½ by 2-½ inch thermostat is on the wall of each room and both halls.

Outbuildings

Carriage House

Thought to be contemporary with the house, the white frame carriage house is situated approximately 90 feet from the northwest corner of the house. This contributing resource was built on a brick foundation. The 11-foot by 17-foot white frame structure has a gable roof, covered with asphalt roofing. On its east elevation are two 6 foot high by 30-inch wide doors, one near each end, and a 3-½ by 2-½ foot window opening in the middle. The south elevation has one similar-sized window opening. The building's main entrance on the south facade is through two 5 by 7-foot doors; made with old lumber, these were added in the 1960's to replace missing doors. Above the doorway there is a 2 foot 8 inch slanting roof projecting above the front entrance. It appears that the

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south elevation may have been extended some 2 feet 8 inches, possibly c1915 to make it deep enough to

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accommodate an automobile. The interior has a dirt foundation paved over with concrete, which is visible today.

Old Farm Shed

About 85 feet directly north of the house is a contributing open-front farm shed measuring 60 feet long and 22 feet deep and covered by a tin roof with a 4 foot overhang supported by locust posts. The shed has a dirt floor and now houses automobiles and lawn and garden equipment. Thought to have been erected sometime in the first quarter of the 1900s to house farm equipment, the structure was badly deteriorating by 1961 when the present owners acquired the property, but was retained for its role in the Prospect's agricultural history.

Former Smoke House

A 12-foot square smokehouse, original to the property and in an advanced state of deterioration, was destroyed in a brush fire in the early 1960s. It was situated approximately 90 feet from the northeast corner of the house. Photographic documentation supports the location and existence of this site. Although there are no visible remains of this structure above ground, there is the potential for future study through archaeology.

New Pole Shed and Workshop

About 200 feet west of the house, and largely obscured by trees, is a 60 by 22 foot five-bay pole shed with a metal roof. This non-contributing structure was built in 1985 to shelter farm equipment. Enclosed in the north end of this structure is an 8 by 10 foot cedar-stained tool shop.

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8. Statement of Significance

Summary Statement

Prospect is an antebellum frame home built in the late Federal style by local artisans employing materials indigenous to the Middle Peninsula area of Tidewater Virginia. Of a size to accommodate a large family, the plan includes features seen in other Middlesex County homes of this era: large end chimneys, fireplaces in a majority of the living area rooms, and adequate doors and windows for air circulation. Built in the same general period, and with many similarities to Prospect's design are several other Middlesex County homes, including nearby Water View, also on the Rappahannock, Leafwood in Saluda and Plain View, Woodgrove and Church View north of Saluda. Unlike some other houses in the area to which newer rooms and decorative touches have been added, Prospect has retained the integrity of its exterior and interior design. While the highway and other modern developments have encroached on Prospect's once spacious fields and forests, as well as on its view of the river, the house, its carriage house and farm shed have retained their rural setting amid stands of evergreen and deciduous trees.

Historical Background

Prospect is currently situated on land which traces its beginning to a land grant awarded in 1648 to Richard Pettibon "of the County of Nanzemum." After passing through several other hands including London haberdasher John Cox, Thomas Godwin, Richard Axum and Thomas Elliott, the 700-acre parcel was acquired in 1672 by Robert Beverley. Beverley, prominent in Middlesex County affairs and Clerk of the House of Burgesses, established his Griffins Neck and Bald Eagle Neck Quarters here.² In the 17th and 18th century, tobacco was the "mainstay of the Virginia economy"³ and Middlesex, along with James City, Henrico, Charles City and King and Queen Counties, were said to have been "the best tobacco Counties in the Colony."⁴ Although Beverley won praise for his support of the Crown during Bacon's Rebellion, he fell into disrepute when accused of encouraging the so-called Tobacco Rebellion. This 1682 riot, staged in protest of low prices, saw droves of Middlesex, King and Queen and Gloucester County men take to the fields with knives and cut young tobacco plants to the ground.⁵ The Colony's General Court meeting of May 9, 1682, ordered Beverley "to be committed a prisoner, by the Sheriff of Middlesex, under safe custody, on board the Duke of York, there to remain until further order." And On June 15 of the same year "to be sent to the Eastern Shoar..." By June 19, Beverley had escaped and returned to his Middlesex home, but was later returned to Northampton County. In 1684 Beverley was charged and found guilty of high

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crimes and

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misdeemeanors for this role in the Rebellion and for refusing to turn over state papers in his possession. Asking pardon “on his bended knees,” his crime was remitted May 9, 1684.⁶

The last of the Beverley heirs to own Greys Point Plantation, the name for the entire plantation of which Prospect was a portion, Frances and Francis Whiting of Gloucester, sold the property in 1748 to James Scrosby, who in turn left it to his son John.

In 1789, John Roane purchased Greys Point Plantation and Old Ordinary. He is listed in the First Census of the United States in 1783, with four slaves, and in 1810 with 35 slaves. He died ca. 1810, leaving the property to Warner Roane and John Beverley Roane, sons of his brother Col. Thomas Roane of Middleberry in upper Middlesex County. Both men are recorded as having served in the War of 1812, John Beverley as private, and Warner as corporal.⁷ As during the Revolution, the War of 1812 saw British warships prowling the shores of the Rappahannock and firing upon homes along the way.⁸

By 1810, John Beverley Roane had acquired slaves and was engaging in agriculture. In 1821, when he paid county and parish taxes on his 503 acres, 10 slaves, four horses and a gig, he was credited with \$12 for overseeing the roads. It is also evident through his inventory filed in 1827 that he raised grain on the plantation.

A chipped chimney brick dated in the 1820s and bearing his initials suggests that John Beverley Roane was the builder of Prospect or that the brick had been in the chimney of an earlier home built by him on the property. There was evidence of a brick foundation of a building predating Prospect found on the Perkinson family’s adjacent property on the east side of State Route 3 in an archaeological field investigation in 2003.

Following Roane’s death, the 1830 census lists his widow Lucy as head of household. In 1834, their daughter Cornelia Ellen Roane married James Archer Eubank, a native of King and Queen County. Recently found notes, apparently written by a Eubank granddaughter, suggests that the present home was built perhaps twenty years later than the dated brick indicates, circa 1849. “Claudius Guthrie, K & Q County (Cow Pen Landing) built the house,” reads the note. Following are the names of Major and Mrs. Eubank and the word “Prospect.” Indeed, the 1850 Middlesex census shows a Claudius Guthrey (sic) 25, carpenter, in the Eubank household.

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The mid 19th century was a period of wheat prosperity.⁹ Eubank's extra income may have led to the
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construction of a new home, namely Prospect. In addition to the Greys Point Plantation acreage given to Cornelia by her father, the Eubanks acquired from her brother and sister other parcels of the original acreage. By 1853 Eubank was paying County taxes on 493 acres at Prospect and 300 acres at Onery¹⁰ on Meacham Creek. The latter was apparently an ordinary for the convenience of ferry passengers at the foot of Eubank's Landing Road. Remnants of Onery could still be seen in the 1960s when another Eubank descendant cleared the riverfront for the Greys Point Family Camp.

While tobacco remained Virginia's most profitable crop, grain grew in importance for local consumption and for export, as did the raising of livestock.¹¹ Hogs were "penned" on the offshore islands, their meat preserved with salt and then cured in the plantation smokehouse to provide food for the family and for sale. Like other river families, the Eubanks also salted fish and stored them in barrels for winter use. Fresh fish and oysters were plentiful. Supplied with ice from their own ice pond, Eubank in 1857 purchased from Waite & Sener upriver in Fredericksburg "1 Refrigerator" for \$25, minus 5% for cash.¹² A death in the community frequently required a trip to Prospect for ice in which to pack the body until distant relatives could arrive for the funeral.¹³ Eubank took an active role in county affairs, serving as a county magistrate and, at mid-century, one of a three-man committee named to oversee selection of a site for a new courthouse more accessible to citizens than the one then at Urbanna. He was also active with the county militia.¹⁴

With the coming of the Civil War in 1861, Middlesex County was under martial law. The Eubanks felt the economic pressures from the loss of their slaves and the hardship of losing loved ones during the War Between the States (as area families preferred to call it). Their 15-year old son Roane was killed in 1861 by the explosion of a bomb lobbed at Prospect by a Union gunboat. Their oldest son, John Richerson Eubank, detailed from his unit in Urbanna to serve as courier to General A. P. Hill, died in a Richmond hospital August 1, 1863.¹⁵ On several occasions Union soldiers visited Prospect in search of food, horses and other valuables. A family story, handed down through the generations tells of the Eubank slave Amie standing guard at the smokehouse door and, waving a carving knife in defiance of Union soldiers intent on taking "Major 'Bankses' hams." Another off-repeated tale is of how with two bags of wool "Cousin" Bob Blakey¹⁶ eluded "Yankees" chasing him on horseback as he fled across barbed wire fences "fighting and bleeding and dying a thousand deaths" to the deep woods where he hid his precious cargo. Union restrictions on shipping led to a shortage of many items, one of the most vital being salt. The Eubanks constructed wooden bins atop sawhorses into which they poured creek water. When the water evaporated, it left a residue of salt, which was used for preserving meats and fish.¹⁷ Today the site of this operation on Locklies Creek is recalled in the

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name Salt House Cove.

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After the war the Eubanks, still in possession of their home and land, adjusted to changing economic times. Gradually the large farm became profitable once more. Women of the family, it appears from copies of old letters, did their part by quilting for others and crocheting items for sale. By 1880 the Census shows Eubank, 66, widower (Cornelia having died in 1877), farmer, with two daughters and two grandsons sharing his household. Living there also were a 45-year-old white farm laborer, a 22-year-old black farm worker, and a 60-year old black servant, Amie Lomax, the former Eubank slave. "Major" Eubank died in 1895. His obituary in the Baptist Herald commended him as a public-spirited man, one whose pre-war service as a major in the militia and a magistrate "shows how he was regarded by the people." Describing him as "a man of ample means" prior to the war, the obituary added that "it was the testimony of all that knew him that he was the same humble Christian then that he was after he lost his large Negro property." The lengthy December 30, 1895 "Appraisement of Personal Estate of James E. Eubank" hints at gains the family had made since the war, detailing a number of household goods, including four featherbeds, a silver watch, 18 packets of books, a double buggy, horse cart, a skiff and canoe, farm equipment and tools, sheepskins and shingles, oysters and grain and 500 pounds of pork. In addition several forms of livestock were indicated, including cows, hogs, sheep, hens and turkeys. Also, valued at 50 cents was an "old refrigerator."

In accordance with his will, by drawn lots his heirs were deeded portions of the 800-acre estate. Daughter, Sarah Eubank Hart and her husband, Civil War veteran Benjamin Franklin Hart, received the 52-acre parcel with the house and continued to farm at Prospect. In 1914 their son, J. Godwin Hart, bought the place but sold it soon afterward, ending for the time being ownership by Roane-Eubank descendants.

A succession of other owners followed, including the B.W. Millers and R.E. Taylors who raised large families in the old home while farming its lands and harvesting its waters. Until 1946 the Taylor family raised tobacco here, curing it in the old tobacco barn on a knoll across a field from the home. Dried tobacco leaves found hanging from racks in the attic in 1961 lead to the supposition that some of the crop may have been dried in the house as well. The Taylors grew buckwheat and sorghum, and raised hogs, which they hauled by pickup truck to sell in Richmond.

In 1940, industrialist Fred Hummel bought Prospect from the Taylors and additional land from the Stiff family. During World War II Hummel, an aviation enthusiast who built his private airfield on the property, turned the vacant house over to the local Civil Air Patrol, a branch of the West Point

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unit. In the fall of 1961 when the house was sold to the present owners there were reminders of the home's role in the war. Army trunks and moth-eaten winter uniforms cluttered the attic, a vintage switchboard and cots in downstairs rooms, an oyster shell midden in the middle of one room, and a collection of colorful travel posters firmly shellacked onto institutional gray hall walls. At that time 10 other families descended from the Roane-Eubank union still owned land on the plantation grounds. Until 1989, Prospect was a weekend and vacation retreat for Eubank and Blakey descendant Pat Royal Perkinson and Herbert R. "Bert" Perkinson, Jr. and their children. The home is presently lived in year round by the family. After their original purchase of the home in 1961 the Perkinsons acquired from Hummel several additional acres surrounding the home. Hay from Prospect's fields still feeds animals owned by a Taylor grandson who trades the Perkinsons homegrown produce from his garden on Meacham Creek.

Criteria C: That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Built ca. 1849, Prospect has retained a large degree of architectural integrity. The five bay wood frame structure features a symmetrical east façade. A large gable pedimented porch protects the central unadorned solid double wooden doors. Two pairs of wooden double-hung sash nine over six windows on the first floor flank the porch on both the east façade and the identical west elevation. Originally oriented towards the west, it is now the east exterior that marks the main entrance. The original louvered green wooden shutters are also found on the east façade. The second floor contains five traditional Federal style six over six wooden double-hung sash windows. Several of the home's windowpanes contain original glass. The structure sits on a slightly raised brick English basement that consists of one room in the northeast corner.

Two brick chimneys each distinguish the north and south elevations. Laid in an inconsistent American bond, each chimney contains two flues. In addition to the chimneys, the north elevation includes four wooden double-hung sash four over four windows on the first two floors and one six over six wooden double-hung sash window centered between the chimneys in the 3rd floor/attic area. The southeast elevation differs only in having one less four over four window and in the addition of a door leading from the kitchen to the terrace.

The exterior shows a very plain version of a late Federal building with a simple solid cornice, front and back entry porches and six over six windows. The interior of the home displays some of the

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more elaborate designs associated with this style including remarkable carved plaster medallions on the ceilings of the first floor hall and parlor.

The interior of the home has retained the original hardwood floors, moldings and trims. In addition there is evidence of the Civil War's impact on the home with carved initials from a member of the Army of Northern Virginia in one of the window sashes. The house has only one closet, located on the first floor underneath the stairs. The original configuration of a central hall and four rooms on each of the first and second floors with two rooms on the third has also been retained.

In addition to the main building there are several contributing outbuildings including the original carriage house, well and an early 20th century agricultural shed. The present owners added wooden doors to the carriage house to replace old ones that were missing. Aside from that slight change, little has been done to alter these buildings since their construction. These three structures contribute to the overall integrity of the site and assist in recreating the historic feeling of the property.

Prospect represents late Federal home construction in rural Virginia. It retains a majority of its historic fabric on both the exterior and interior of the property. It was occupied by the same family for nearly seventy-five years and withstood bombing from enemy ships along the Rappahannock River during the Civil War. Following that war, Prospect, prospered agriculturally once again. The home was sold out of the Eubanks/Roane family in 1913, only to be occupied again by their descendents from 1961 to the present.

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Verbal Boundary Description

Prospect sits on a rectangular nine-acre parcel of land. From the driveway extending to Virginia Route 3, Grey's Point Road, the property curves southwest along the road to a line of shrubbery. The property then runs in a straight line along the shrubbery in a slightly northwest direction to the edge of the Hummel Airstrip and the rear of a patch of woods. It continues north along the tree line to an open hay field. The property line then turns slightly southeast along the woods and continues in a line parallel to the southern border to the Virginia state right of way along Virginia Route 3. From there the line follows the curve of the road south to the driveway.

Boundary Justification

The nominated parcel of Prospect contains the nine acres of land immediately surrounding the main home. This property also includes all of the outbuildings historically associated with Prospect that remain standing. The nine-acre parcel gives a sufficient buffer between the nominated home and the surrounding properties, allowing the entire property to retain its historic character.

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Photograph Key

The following photographs of Prospect were taken by Patricia R. Perkinson in October 2003. The negatives for these photographs are filed at the Virginia Department of Historic Resources in Richmond, Virginia under the negative numbers 21117, 21118, 21119.

1. Exterior, East Façade, Negative Number – 21118
2. Exterior, West Façade, Negative Number – 21118
3. Exterior, Northeast Oblique, Negative Number – 21117
4. Exterior, North Elevation, Negative Number – 21118
5. Exterior, West Façade, Negative Number – 21118
6. Exterior, Southwest Oblique, Negative Number – 21117
7. Exterior, South Elevation, Negative Number – 21119
8. Interior, East End of Hall, Negative Number – 21117
9. Interior, Closet and Paneling in Hall, Beneath Stairs to Second Floor, Negative Number – 21117
10. Interior, Parlor, Negative Number – 21117
11. Interior, Double Doors in Dining Room, Negative Number – 21117
12. Interior, Kitchen Fireplace and Door to Terrace, Negative Number – 21117
13. Interior, 2nd Floor Northwest Bedroom, Feathered Door, Negative Number – 21117
14. Interior, 2nd Floor, Northwest Bedroom, Negative Number – 21117
15. Outbuilding, East Façade of Carriage House, Negative Number – 21117
16. Outbuilding, South Elevation of Carriage House and 1900's Farm Shed, Negative Number – 21117
17. Outbuilding, East Façade 1980s Pole Shed, Negative Number – 21117
18. Outbuilding, Brick Lined Well, Negative Number – 21117

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Endnotes

¹ Salome Stiff Ferneyhough, conversation with author, 1931.

² Robert Beverley Inventory, Middlesex County Courthouse and the Library of Virginia

³ Arthur Pierce Middleton, *Tobacco Coast* (Mariner's Museum, 1955) p 105.

⁴ Warren Billings, John Selby, and Thad Tate, *Colonial Virginia, A History* (K.T.O. Press, 1895) p 123.

⁵ Alf J. Mapp, Jr., *The Virginia Experiment*, (Lanham, MD: Madison Books, 1987) p 177.

⁶ Henning's Statutes Volume 3. Historical Documents from 1682 to 1740, p 540.

⁷ Military Records at the Library of Virginia

⁸ Alfred E. Ailsworth, Jr. "A Brief History of Middlesex County." In *Family Histories of Middlesex County, Virginia*, Ed. Charles L. Price, Dorothy Price, Jessie DeBusk and Louise Gray, (Ralph Wormeley Branch of the Association for the Preservation of Virginia Antiquities) p 1.

⁹ Virginius Dabney, *Virginia: New Dominion* (Doubleday, 1971) p 280.

¹⁰ 11/9/1774 Deed, John Scrosby, infant by Robert Mathews guardian; to Simon Laughlin, two plantations, Greys Point and Old Ordinary, lease for 7 years.

¹¹ Receipt owned by Patricia R. Perkinson.

¹² Dabney p 280.

¹³ Virginia Walker Lee, conversation with author.

¹⁴ 1865 Obituary, *The Religious Herald*

¹⁵ *Eubank Family Bible and Confederate Records*, J.R. Eubank, Pvt., Co. C, 55 Reg't. Virginia Infantry. National Archives. Detailed as courier for General A.P. Hill February 25, 1863. Died September 25, 1863

¹⁶ Anne Waring Hart, letter to author, 1962.

¹⁷ Charles Ferneyhough, conversation with author.